



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt Resolution Authorizing the City Manager to Execute an Amended Lease Agreement with Health For All, Inc. at 100 East Pine Street

**MEETING DATE:** April 4, 2001

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution authorizing the City Manager to execute an amended lease agreement for the use of 100 East Pine Street with Health For All, Inc.

**BACKGROUND INFORMATION:** The New Shanghai Restaurant, located at 100 East Pine Street, was donated to the City of Lodi by Donald Wong in December 1998. The donation stipulated that the facility be used "for the benefit of the citizens of Lodi," preferably seniors or youths, and that it not be demolished for a period of at least ten years. A Request for Proposal process determined that the most qualified agency was Health For All, Inc., a non-profit agency that administers an Adult Day Care Health program. In November 1999, Council authorized the City Manager to execute a lease agreement, which was completed and signed in May 2000.

Health For All has applied for, and received assurances of getting, approximately \$300,000 in funding for tenant improvements to the building. However the lending agency, the California Health Facilities Financing Authority (CHFFA) has asked that the City of Lodi amend the lease. They have requested that the lease be assigned to them, should Health For All default. Staff recommends that we accommodate the request, and further add that should Health For All default, that the CHFFA be required to find another not-for-profit Adult Health Care Provider with the stipulation that they be approved by the City. Finally, staff recommends that a requirement be added that construction must begin within six months from the date of the amended lease.

The City Attorney has reviewed the recommended minor changes. The existing lease term is for ten (10) years. This does not amend the length or cost of the lease.

**FUNDING:** Not applicable.

Richard C. Prima, Jr.  
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager

RCP/DJC/pkh

cc: Randy Hays, City Attorney  
Dennis Callahan, Fleet and Facilities Manager  
Health For All, Inc.

**APPROVED:**

H. Dixon Flynn -- City Manager

RESOLUTION NO. 2001-85

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING  
THE CITY MANAGER TO EXECUTE AN AMENDED LEASE  
AGREEMENT WITH HEALTH FOR ALL, INC., FOR USE OF  
CITY PROPERTY LOCATED AT 100 EAST PINE STREET

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WHEREAS, in December 1998, the New Shanghai Restaurant located at 100 East Pine Street was donated to the City of Lodi by Donald Wong; and

WHEREAS, the donation stipulated that the facility be used "for the benefit of the citizens of Lodi," preferably seniors or youths, and that it not be demolished for a period of at least ten years; and

WHEREAS, a Request for Proposal process determined that the most qualified agency was Health For All, Inc., a non-profit agency that administers an Adult Day Care Health program; and

WHEREAS, in November 1999, the City Council authorized the City Manager to execute a lease agreement, which was completed and signed in May 2000; and

WHEREAS, Health For All has applied for, and has received assurances of receiving approximately \$300,000.00 in funding for tenant improvements to the building; and

WHEREAS, the lending agency, California Health Facilities Financing Authority (CHFFA), has asked that the City of Lodi amend the lease by assigning the lease to them should Health For All default; and

WHEREAS, staff recommends approval of this request, and further adds that should Health For All default, that the CHFFA be required to find another not-for-profit Health Care Provider with the stipulation that they be approved by the City; and

WHEREAS, staff further recommends that a requirement be added that construction must begin within six months from the date of the amended lease.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council hereby authorizes the City Manager to execute an Amended Lease Agreement with Health For All, Inc., which shall include all of the recommendations and stipulations mentioned above, for the use of City property located at 100 East Pine Street.

Dated: April 4, 2001

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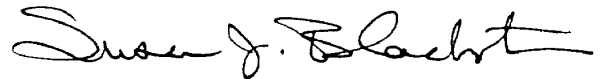
I hereby certify that Resolution No. 2001-85 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 4, 2001, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Howard and Pennino

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

SUSAN J. BLACKSTON  
City Clerk

CITY COUNCIL

ALAN S. NAKANISHI, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
KEITH LAND

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

March 30, 2001

Health For All  
2730 Florin Road  
Sacramento, CA 95822

SUBJECT: Adopt Resolution Authorizing the City Manager to Execute an Amended  
Lease Agreement with Health For All, Inc. at 100 East Pine Street


Enclosed is a copy of background information on an item on the City Council agenda of  
Wednesday, April 4, 2001. The meeting will be held at 7 p.m. in the  
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a  
Council Member requests discussion. The public is given an opportunity to address  
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,  
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the  
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's  
card (available at the Carnegie Forum immediately prior to the start of the meeting) and  
give it to the City Clerk. If you have any questions about communicating with the  
Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Dennis Callahan at  
(209) 333-6800, extension 2690.



Richard C. Prima, Jr.  
Public Works Director

RCP/pkh

Enclosure

cc: City Clerk